

* HIBBARDS

* PROPOSED DWELLING



NSW GOVERNMENT
Planning

Issued under the Environmental Planning and Assessment Act 1979

Approved Section 75W Modification Application

No. MOD No. 1 granted on the 23/09/2013

in respect to MP 08*0003 MOD 1

Signed [Signature]

Sheet No. 24 of 51

Sheet 1 Cover page + Drawing Schedule + Basis
Sheet 2 Site Plan
Sheet 3 Slab + Drainage Plan
Sheet 4 Floor Plan
Sheet 5 Roof Plan
Sheet 6 Elevations
Sheet 7 Section

BASIX

Water Details

Area garden/lawn: 250
Area native species: 0
3 Star Taps to all plumber fixture's.
3 Star rated shower heads.
3 Star rated flushing W.C x two.
Roof runoff area 201 Sqm.
190 Sqm runoff to rainwater tank
Down pipe's are to discharge
into rain water tank.
Rain water tank size 3000 ltr.
Rain water connected to:
Garden & Lawn, all WC's, laundry,
Rain water tank overflow is to
discharge to interallotment drain.
Garden & Lawn, all WC's, laundry,
Rain water tank overflow is to
discharge to interallotment drain.

BASIX

Energy

Solar Absorptance >0.70 Dark
Hot water: 5 Star Gas LPG
Cooling: N/A
Heating: N/A
No active heating to Bedrooms
Natural ventilation to Bathrooms
Kitchen exhaust: individual fan,
not ducted. Manual on/off switch.
Natural ventilation to laundry
Electric oven & Cooktop
Outdoor clothes line to be installed

BASIX

Thermal Comfort

R3.0 Insulation to ceiling.
R1.5 Insulation to outside walls.
R1.5 Insulation to internal garage walls
Insulation to outside walls
Concrete roof tiles with Sarking.
Eave & gutter width 600mm

Window Type	Material	Notes	Qty
1809SW	U-Value: 6.44 SHGC:0.75	Bedroom 1, Kitchen	3
2115SD	U-Value: 6.44 SHGC:0.75	Garage	1
1218SW	U-Value: 6.44 SHGC:0.75	Bedrooms 2 & 3	2
0915SW	U-Value: 6.44 SHGC:0.75	Bathroom	1
1215SW	U-Value: 6.44 SHGC:0.75	Bedroom 4	1
2124SD	U-Value: 6.44 SHGC:0.75	Family Room	1
1224SW	U-Value: 6.44 SHGC:0.75	Media	1
0909SW	U-Value: 6.44 SHGC:0.75	Ensuite	1

FRONT PAGE

Scale N.A

HIBBARDS

BUILDERS OF QUALITY HOMES
32 Moonee St, Coffs Harbour, NSW 2450

PAUL TRESEDER
DRAFTING SERVICES

16 Cowell Street, Gladesville, NSW, 2111
Mobile: 0432128545

CLIENT:

PROPOSED DWELLING FOR
HIBBARDS

LOCATED AT LOT 6
PETTINA PARK
COFFS HARBOUR, NSW

NOTE:
DOOR SIZES SHOWN REFER TO DOOR SIZES
NOT THE OPENING WIDTH.
DO NOT SCALE OFF DRAWING
READ ALL DIMENSIONS.
CHECK ALL DIMENSIONS ON SITE
BEFORE FABRICATING ANYTHING.
DRAWINGS TO BE CHECKED BY A
PRACTISING STRUCTURAL ENGINEER
PRIOR TO CONSTRUCTION.
THESE DRAWINGS ARE SUBJECT TO COPYRIGHT.

DATE:
19/06/2013

SHEET No:
1 of 1

REF:
HIB-13/025
JOB CODE

BLN :
41122C



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Planning

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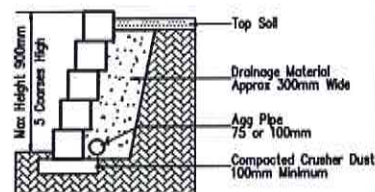
No. MCD No. 1 granted on the 23/09/2013

in respect to MP 08-0003 MCD

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"FLINDERS RETAINING WALL SYSTEM"

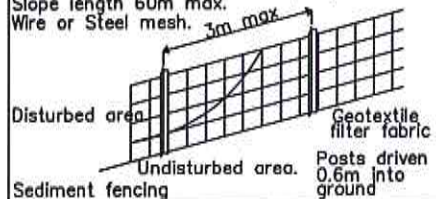


TYPICAL CROSS SECTION

LEGEND

POWER	(P)
WATER	(W)
SEWER	(S)
TELSTRA	(T)

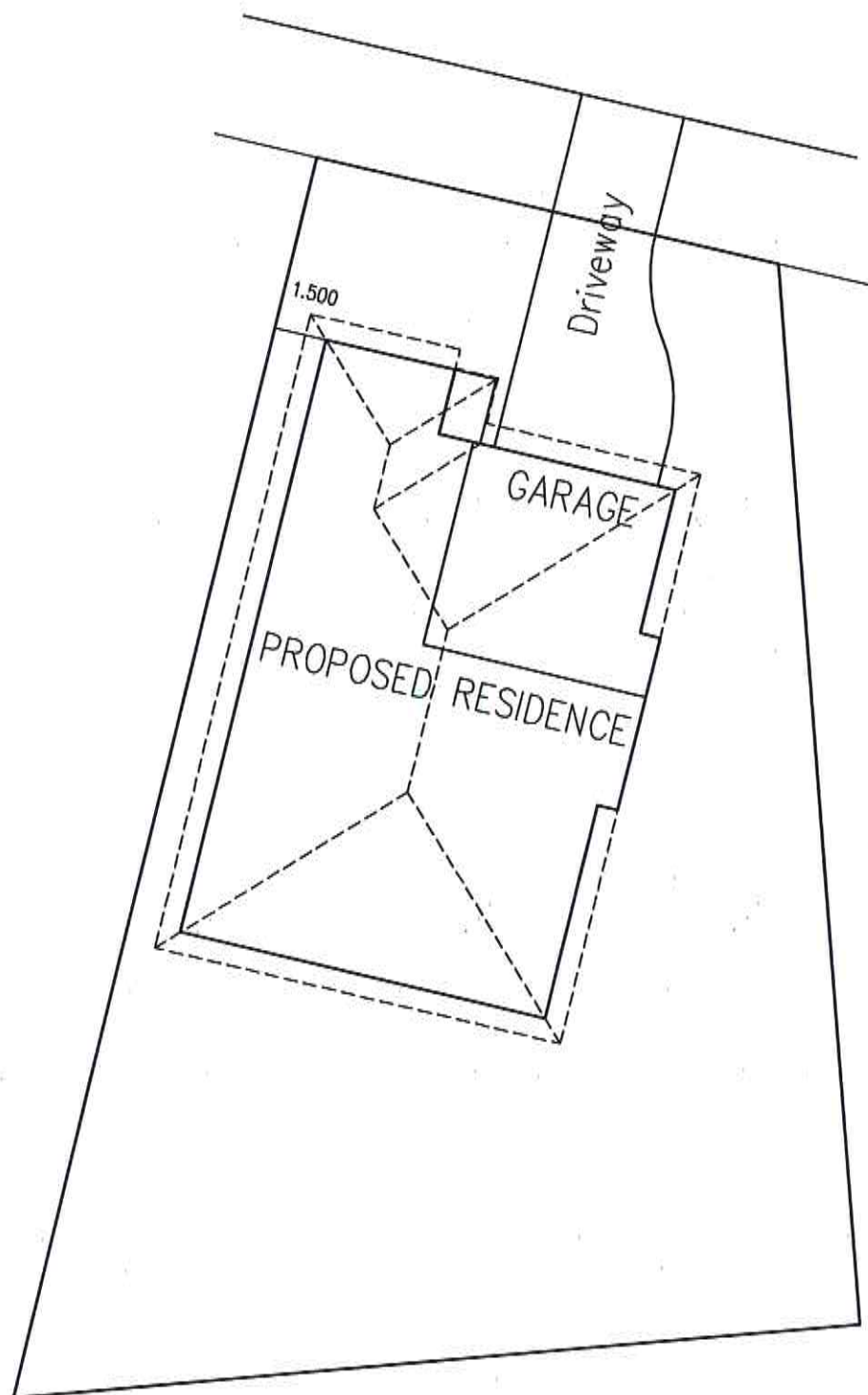
Drainage area 0.6ha. max. Slope gradient 1:2 max.
Slope length 60m max.
Wire or Steel mesh. 3m max.



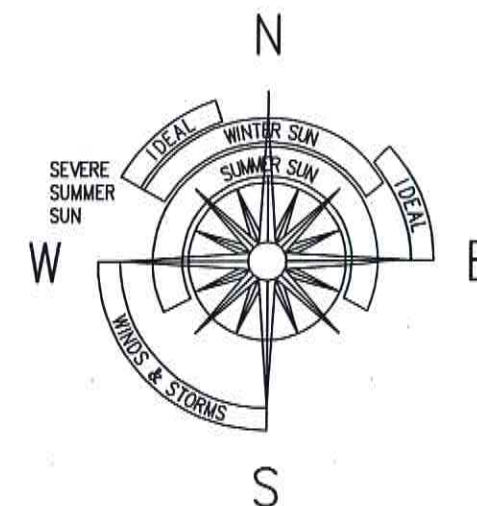
○—○ Sediment fencing

▨ Gravel

➤➤➤ Diversion bank (if required)



LOT 6 AREA 610.0m²



Builder to Confirm all
Finished Floor Levels on Site

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builder

~ HIBBARD'S ~
SHOP 12 JETTY VILLAGE SHOPS
361 HARBOR DR COFFS HARBOR
BUILDERS LIC NO 41122C
PH 02 66503300

project type

PROPOSED RESIDENCE

client

HIBBARDS

address

LOT 6
STREET
COFFS HARBOR

title

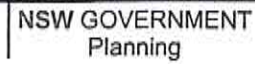
SITE PLAN
BUILT TO BUILDERS DISCRETION
SCALE 1:200 @ A3

sheet

02

revision

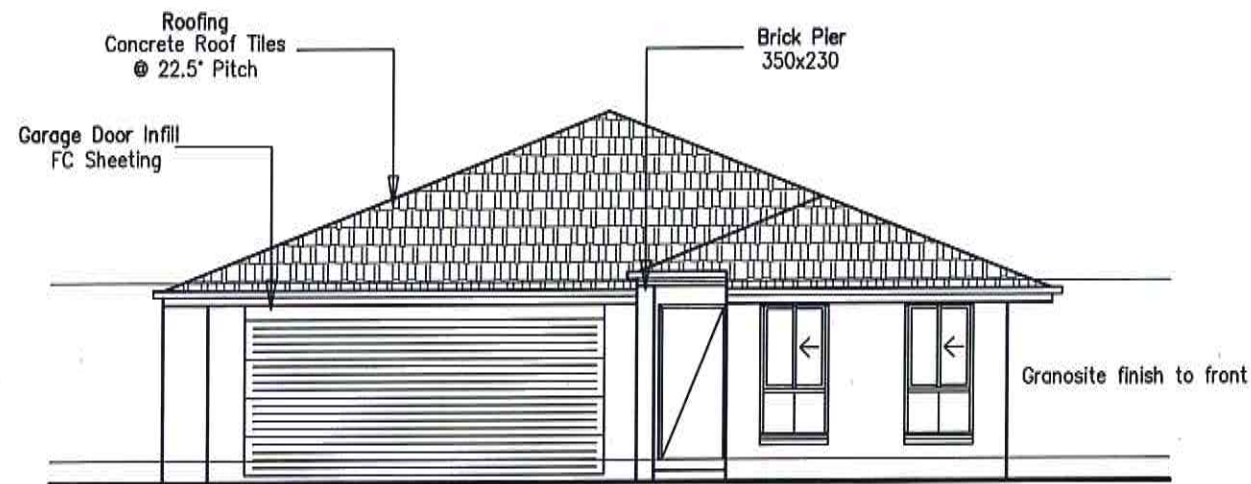
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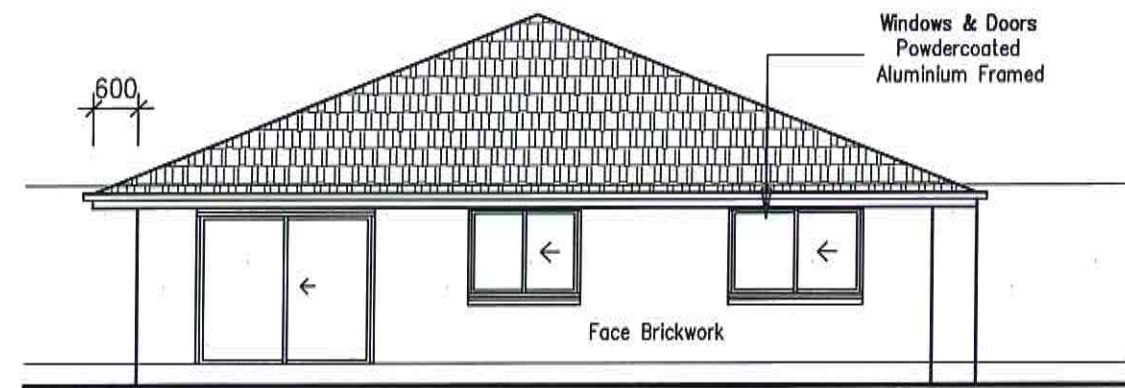
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FRONT ELEVATION



REAR ELEVATION



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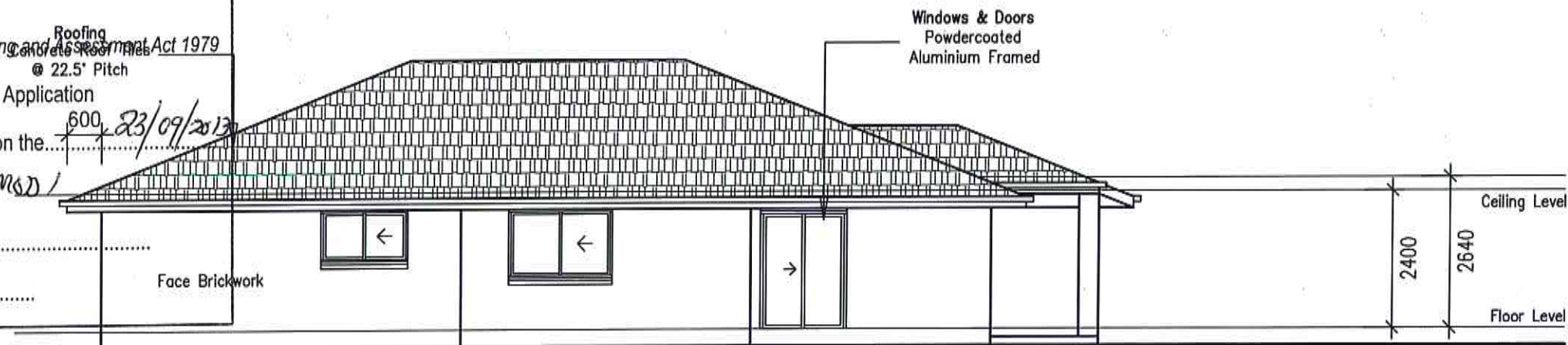
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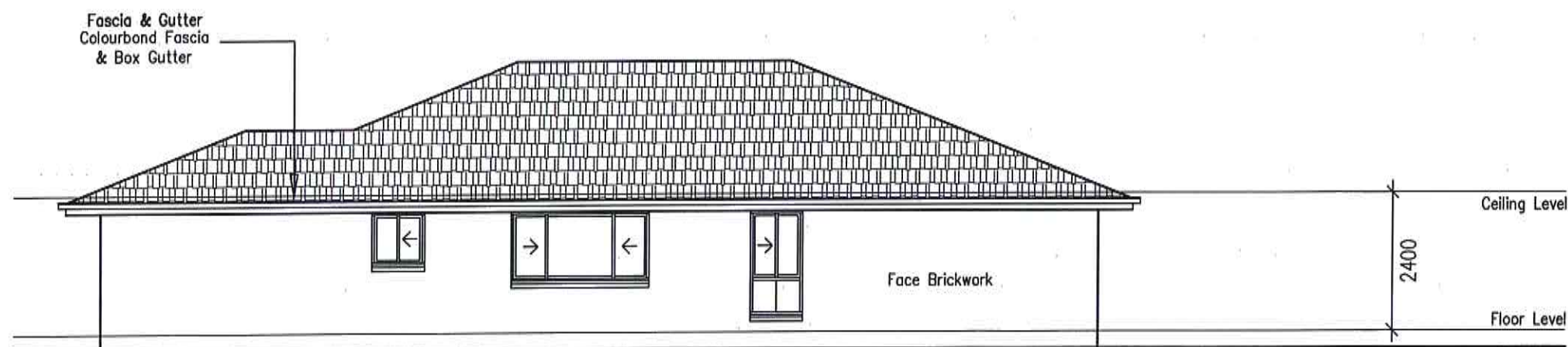
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SIDE ELEVATION



SIDE ELEVATION

FRONT B

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builder

~ **HIBBARD'S** ~
SHOP 12 JETTY VILLAGE SHOPS
361 HARBOR DR COFFS HARBOR
BUILDERS LIC NO 41122C
PH 02 66503300

project type

PROPOSED RESIDENCE

client

HIBBARDS

address

**LOT 6
STREET
COFFS HARBOR**

title

ELEVATIONS
BUILT TO BUILDERS DISCRETION
SCALE 1:100 @ A3

sheet

05

revision

A